Claremont House, Quebec Way, Rotherhithe, SE16

Asking Price: £815,000

Benham & Reeves

Claremont House, Quebec Way, Rotherhithe, SE16

2 Bedroom (s) 2 Bathroom (s) Leasehold

Situated on the fourth floor of a contemporary purpose built block is this spacious two bedroom, two bathroom apartment, offering approximately 798 square feet of stylish living space. Located within the sought-after London Square development in Canada Water, the property enjoys a large private terrace with breathtaking views over the City skyline and Canary Wharf.

The generously sized open-plan reception area seamlessly connects to the terrace, creating an ideal setting for both relaxing and entertaining. The kitchen is fully equipped with high-end appliances, perfect for those with a passion for cooking. Both bedrooms are well-proportioned, with the principal bedroom benefiting from an en-suite bathroom and built-in wardrobes. The second bathroom continues the modern aesthetic found throughout the home.
Further benefits include ample storage, Parking, beautifully landscaped communal gardens, all near Canada Water station, and its excellent transport links.

Canada Water is currently entering the second phase of regeneration. The area is set to benefit from more shops, public areas, new homes and leisure spaces.

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Property Features:

- Two Bedrooms
- Two Bathrooms
- 4th Floor
- 798 Square Feet (Approx.)
- Balcony
- Parking
- Porter & Communal Gardens
- Canada Water Station (0.4 miles)
- Rotherhithe & Surrey Quays station (0.5 miles)

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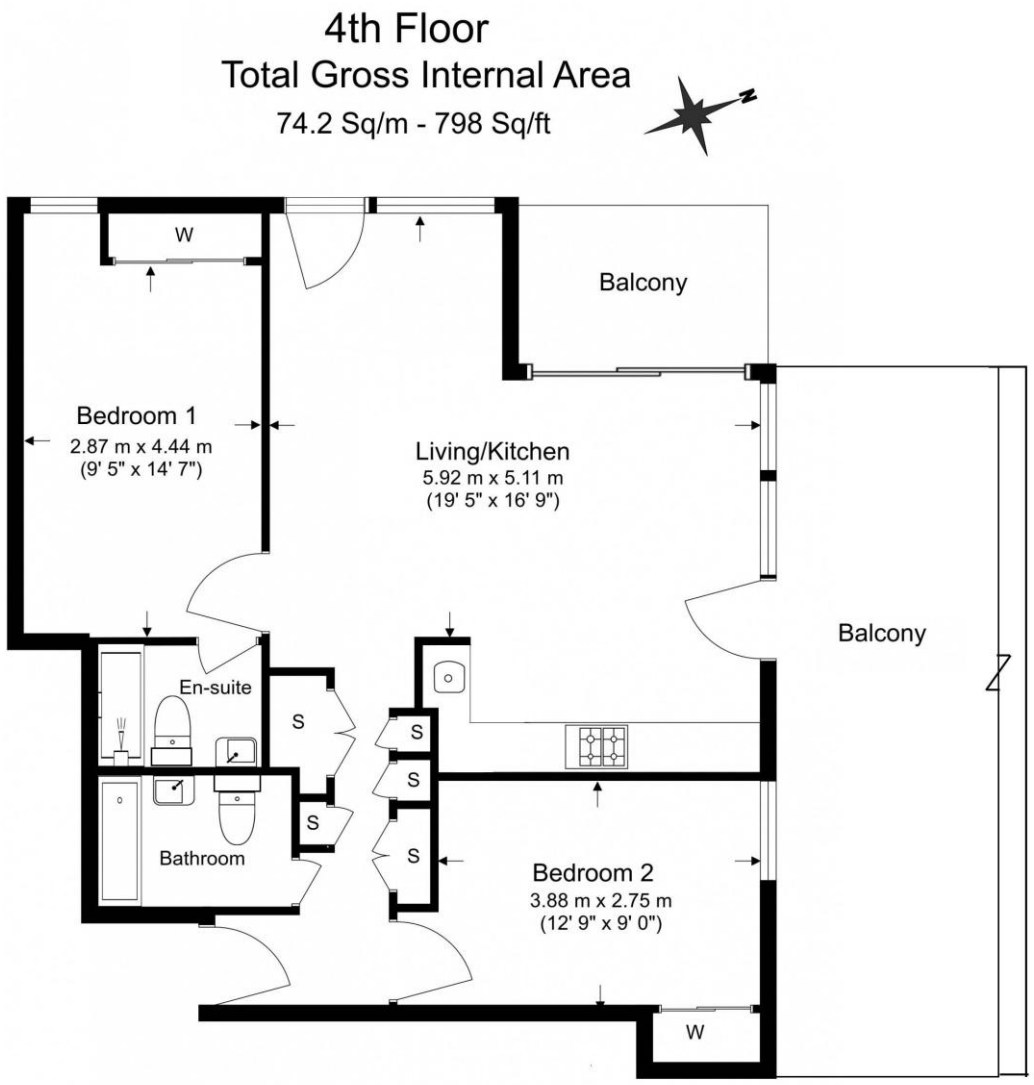
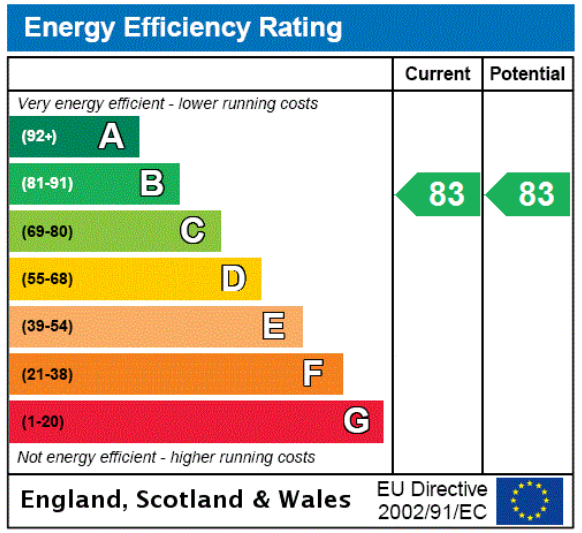


Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£815,000
Tenure:	Leasehold Expires 31/12/3014 Approximately 989 Years Remaining
Ground Rent:	£450.00 (per annum) for the year 2025
Service Charge:	£7,023.28 (per annum) for the year 2025
Anticipated Rent:	£3,200.00 pcm Approx. 4.7 % Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: KEN250117

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